BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING August 26, 2009

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-09-11 BOTEO RESIDENCE EXISTING CARPORTS AND PORCH ADDITIONS/D.G. BOTEO, 443 EAST KELSO STREET, R-2

The applicant's property is a 6,000 square foot lot developed with a single-family residence, two carports and a porch and is zoned "R-2", Residential. The applicant is seeking zoning approval to allow the existing attached carports and porch to remain as constructed with reduced building setbacks. Tucson Land Use Code (LUC) Sections applicable to this project include, but are not limited to, Section 2.3.5 which provides the criteria for development in the R-2 zone, and Sections 3.2.3, 3.2.5 and 3.2.6 which provide the development criteria for all principal and accessory structures. The applicant is requesting the following variances: 1) Reduce the front street perimeter yard (setback) for the carport/porch structure from twenty (20') feet to three feet six inches (3'6"); 2) Reduce the length of the driveways from eighteen (18') feet to three feet six inches (3'6"); 3) Reduce the east side yard setback of the structure from six (6') feet to three (3') feet'; and, 4) Reduce the west side yard setback of the structure from six (6') feet to three (3') feet, all as shown on the submitted plans.

DECISION: VARIANCES 1, 2, 3, AND 4 DENIED.

NOTES:

- A. Applicant to obtain applicable demolition and/or construction permits within 45 days.
- B. Structure to be removed or modified to meet required setbacks within 90 days.

By LUC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Sue Montes, Secretary Board of Adjustment